



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

MINUTES

Monday, November 28, 2011 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CHRISTOPHER GILLILAND
GARY MOSEL
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:02 p.m. by Chair Manson-Hing.

Members present: Manson-Hing, Mosel, Rivera, Sherry, Zink

Members absent: Gilliland

Staff present: Boughman, Limon (left at 3:12), Shafer

A. Public Comment: No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 14, 2011, as amended.

Action: Sherry/Rivera, 3/0/2. Motion carried. (Mosel/Rivera abstained, Gilliland absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of November 21, 2011. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Rivera/Sherry, 5/0/0. Motion carried. (Gilliland absent)

Motion: Ratify the Consent Calendar of November 28, 2011. The Consent Calendar was reviewed by Keith Rivera.

Action: Sherry/Zink, 5/0/0. Motion carried. (Gilliland absent)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman announced that Chris Gilliland is absent.
 2. Mr. Limon made the following announcements:
 - a) ABR representation is requested at a subcommittee which includes HLC members, to establish specifications and guidelines for mission tile roofs, ADA handrail extensions, and chimney terminations.
 - b) Mr. Limon announced that Chair Manson-Hing's ABR last meeting will be December 12, cake will be provided to celebrate and acknowledge his service.
- E. Subcommittee Reports - None.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 800 CACIQUE ST

M-1/SD-3 Zone

(3:10)

Assessor's Parcel Number: 017-240-020
Application Number: MST2011-00378
Architect: Edwin Lenvik
Architect: Lenvik & Minor
Owner: Marborg Industries

(Proposal to install a new 803 square foot manufactured paint spray and drying booth, and construct a 1,079 square foot canopy structure over the booth. The canopy would be attached to the rear of the existing building. The project includes relocating the existing iron fence and gates at the front of the building to the front property line, removing a portion of chain link fence toward the front of the property to be replaced with new iron fencing at the front property line, installing a new concrete pad for the trash dumpsters, and installing new landscaping at the front of the property.)

(Action may be taken if sufficient information is provided.)

Actual time: 3:09

Present: Edwin Lenvik, Architect; Bob Cunningham, Landscape Architect.

Mr. Boughman commented that the scope of work for this project includes the as-built paving on two rear parcels done many years ago and requested the Board include this in their review.

Public comment was opened at 3:17 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and return to Consent Calendar with the following conditions:
- 1) Provide a 30-inch wide planter at the front where the existing wrought iron fence is being relocated, with vines planted at 8-feet on center with irrigation.
 - 2) The asphalt paving at the rear is acceptable as proposed.
 - 3) Match the spray booth color with the existing building color.
 - 4) Provide appropriate screening with trees and hedges with irrigation at the rear property line.
 - 5) Provide a photograph of the existing Oleander hedge.

Action: Zink/Mosel, 4/0/0. Motion carried. (Rivera stepped down. Gilliland absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 517 W FIGUEROA ST****R-3 Zone**

(3:40) Assessor's Parcel Number: 039-250-020
Application Number: MST2011-00426
Owner: Steven A. Johnson
Architect: Mark Wienke

(Proposal for a new 16,946 square foot, three-story, five-unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four, 2-story, 5-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A ten-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary approval by the ABR in 2008 for a similar building containing nine units has expired.)

(Comments only; project requires environmental assessment.)

Actual time: 3:59

Present: Mark Wienke, Architect; Chuck McClure, Landscape Architect.

Mr. Boughman provided staff comments concerning project compatibility analysis.

Public comment was opened at 4:15 p.m.

Tim Mason, opposed: the project size is not compatible with the neighborhood and high residential density will have parking impacts to neighborhood.

A letter in opposition from G. Sullivan, Sr. Attorney General for Union Pacific Railroad was acknowledged.

Public comment was closed at 4:17 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The overall site planning and organization of the site plan are acceptable.
- 2) Articulate the facades to define and demarcate each unit. Consider articulation of the roofline.
- 3) Provide additional scale giving elements to the street façade.
- 4) Consider material usage and placement to add further articulation of the façade and further breakup the three-story planes of the west elevation.

Action: Rivera/Sherry, 3/1/0. Motion carried. (Mosel stepped down. Zink opposed to size bulk and scale for five units. Gilliland absent.)

****MEETING ADJOURNED AT 4:49 P.M.****

CONSENT CALENDAR (1:00)

Representative present: Keith Rivera
Staff present: Tony Boughman

ABR - NEW ITEM**A. 818 N VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 031-060-042
Application Number: MST2011-00427
Owner: Gregory R. Deborah J. Tice Trust
Applicant: Gregory Tice

(Proposal for an 18-foot long, 6-foot tall wooden fence with a pedestrian gate at the front of the property constructed of stained redwood. Staff Hearing Officer review of a Zoning Modification is requested for the fence to exceed 3.5 feet in height within 10 feet of the front lot line.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Zoning Modification.)

Continued to Staff Hearing Officer with the following comments: 1) project poses no negative aesthetic impact because it is located at the dead-end of Voluntario Street and is adjacent to an existing 6-foot chain link fence. 2) cut the post next to the gate down to fence height.

ABR - NEW ITEM**B. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-113-016
Application Number: MST2011-00437
Owner: City of Santa Barbara
Applicant: Jesse Silva

(Proposal to install a bio-gas engine/generator energy cogeneration power plant located at the southeast corner of the property. The project includes a new 1,800 square foot building to enclose part of the equipment, a new pad and exterior equipment.)

(Comments only; project requires Environmental Assessment and Tier 3 SWMP compliance.)

Project Design Approval and return to Consent Calendar with the following comments: 1) proposal is acceptable given its location; 2) use paint color "White Stone" for body of structure; 3) use white color for doors and louvers; 3) relocating the existing tree is encouraged; 4) provide a color board.

ABR - REVIEW AFTER FINAL**C. 401 1/2 OLD COAST HWY****C-P/R-2 Zone**

Assessor's Parcel Number: 015-291-010
Application Number: MST2009-00500
Owner: William Pritchett
Architect: Garcia Architects Inc.

(This is a revised proposal to address violations of ENF2008-01303 and permit an "as-built" conversion of an existing 995 square foot commercial unit into a new 841 square foot three-bedroom residential unit. The proposal will demolish 194 square feet from unit two which is located in the required interior setback. The site is currently developed with two residential units and one commercial space and will result in a total of three residential units, including a 434 square foot residential unit, a 918 square foot residential unit, and an 841 square foot residential unit. A total of six parking spaces are proposed, five uncovered and one covered. The City Council approved a zoning modification to allow living space to be permitted in the required rear setback.)

(Review After Final to eliminate the tree in the lightwell at the north/rear of the new dwelling unit, and install a roof and operable skylight over the lightwell.)

Continued one week to Consent Calendar with the following comments: 1) installation of roof and skylight over the lightwell is not approved; 2) tree removal to be reviewed by the ABR landscape architect.